

**Village of Cold Spring  
Code Update Committee  
February 3, 2016**

The Code Update Committee of the Village of Cold Spring held a meeting on Wednesday, February 3, 2016 at 7:00 PM at the Village Hall, 85 Main Street, Cold Spring NY

Attending were Board members: Norah Hart, Paul Henderson, Donald Mac Donald and Ethan Timm; and Trustee Marie Early. Ms. Bachan was not present.

Trustee Early opened the meeting at 7:16 P.M. Ms. Hart reviewed the contents of a spread sheet on Parking. Trustee Early requested time sheets from October, November and December.

**1. Minutes:**

The minutes of January 20, 2016 were reviewed. Comments were received.

Mr. Timm pointed out that some meeting results were missing from the CUC Conclusions document having to do with Accessory Building standards. This will be corrected in the next version of that document.

While reviewing the minutes, it was identified that a mansard roof or a flat roof are not adequately addressed in Detached Garage standards. The standards should take into account the measurement of height of a detached garage: the vertical distance measured from the average elevation of the proposed finished grade around two adjoining sides of the perimeter of the building with not less than three measurements on each side of the building to the highest point of the roof for flat roofs, to the deck line of mansard roofs and to the ridge line for gable, hip and gambrel roofs. The minimum distance to the property line of three feet can be implemented as long as the garage has a one hour fire rating. It was agreed that the multiplier would be changed to .3.

E. Timm moved to approve the minutes as amended and Ms. Hart seconded the motion. The revised minutes were approved unanimously.

**2. Permitted uses:**

The Board reviewed the B1, B2 and B3 areas as follows:

- B1 - Main Street
- B2 – Designated Shopping Center
- B3 – Chestnut Street across from the Foodtown Plaza

The CUC agreed that residences are allowed but prohibited on ground floors in both B2 and B3. It was agreed that glazing standards would not be applied to B2 or B3. Other agreed-to modifications were: adding banks and community services to B2, remove bowling alleys from B2, remove “fully enclosed” from “theaters and other commercial amusements” from B2, remove “Manufacture, assembly or treatment which is clearly incidental to a retail business or service conducted on the premises” from B2. “Banks and other community services” and restaurants were added to B3.

**4. Parking**

This topic was not discussed.

The next meeting will be on February 17, 2016. Members were asked to look at I1 and I2 Permitted Uses prior to the next meeting.

**5. Public meeting:**

The members discussed items that should be included in the public meeting. Mr. Timm will work on an outline for the public meeting. He'll create a document in GOOGLE docs which can be shared by the members..

Mr. Timm moved to adjourn the meeting and Ms. Hart seconded the motion. The meeting adjourned at 9:09 PM

Respectfully submitted by

Linda Valentino